

REQUEST FOR COUNCIL ACTION

SUBJECT: CABCO Horizon Assisted Living Center Rezone and General Plan Amendment

SUMMARY: CABCO Horizon Assisted Living Center Rezone and General Plan Amendment; 7448, 7466, 7482 and 7490 South Redwood Road; Future Land Use Amendment for 4.04 acres from High Density Residential and Professional Office designation to Very High Density Residential Designation and Rezone 4.04 acres from P-O and R-1-8A to R-3-12 (SHO); Furst Construction/Steele Jensen (applicant) [#GPA20140010, ZC20140010; parcels 21-27-326-009, 010, 011, 012, 020]

FISCAL IMPACT: None.

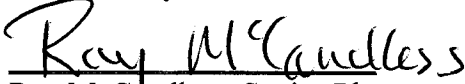
STAFF RECOMMENDATION: Based on the analysis and findings contained in the Staff Report, Staff recommends that the City Council amend the General Plan Future Land Use Map for 4.04 acres located at approximately 7448, 7466, 7482 and 7490 South Redwood Road from High Density Residential and Professional Office to Very High Density Residential and rezone the property from R-1-8A (Single-family Residential, 8,000 square foot lot minimum) and Professional Office (PO) to a R-3-12(SHO) zoning district.

PLANNING COMMISSION RECOMMENDATION: On February 3, 2015, the Planning Commission in a 6 to 1 vote, recommend that the City Council approve the request to amend the General Plan Future Land Use Map for 4.04 acres located at approximately 7448, 7466, 7482 and 7490 South Redwood Road from High Density Residential and Professional Office to Very High Density Residential and rezone the property from R-1-8A (Single-family Residential, 8,000 square foot lot minimum) and Professional Office (PO) to a R-3-12(SHO) zoning district.

MOTION RECOMMENDED: "Based on the information and findings set forth in this staff report and upon the evidence and explanations received today, I move that the City Council amend the General Plan Future Land Use Map for 4.04 acres located at approximately 7448, 7466, 7482 and 7490 South Redwood Road from High Density Residential and Professional Office to Very High Density Residential and rezone the property from R-1-8A (Single-family Residential, 8,000 square foot lot minimum) and Professional Office (PO) to a R-3-12(SHO) zoning district."

Roll Call vote required

Prepared by:


Ray McCandless, Senior Planner


Reviewed by/Concur with:


Tom Burdett, Development Director

Recommended by:


Bryce Haderlie, Interim City Manager

Reviewed as to legal form:


Robert Thorup, Deputy City Attorney

I. BACKGROUND:

This proposed rezoning and Future Land Use Map Amendment affects five parcels of land. The northern two parcels are zoned R-1-8A and are designated as High Density Residential on the Future Land Use Map. The southern three parcels are zoned P-O (Professional Office) and are designated as Professional Office on the Future Land Use Map (Exhibit B). All parcels front onto Redwood Road and are vacant.

On February 3, 2015, the Planning Commission reviewed this request and in a 6 to 1 vote recommended that the Future Land Use Map amendment and rezoning request be approved by the City Council (Exhibit J).

II. GENERAL INFORMATION & ANALYSIS

The subject property's surrounding zoning and land uses are as follows:

	Future Land Use	Zoning	Existing Land Use
North	High Density Residential	R-1-8A	Vacant
South	High Density Residential	P-O	Veterinary Hospital
East	Medium Density Residential (across Redwood Rd.)	R-1-8C	Single-family Residential
West	Public Facilities	R-1-8A/PF	Elementary and Middle Schools

The applicant is requesting to amend the General Plan Future Land Use Map from High Density Residential and Professional Office to Very High Density Residential and to rezone the property from R-1-8A (Single-family Residential) and P-O (Professional Office) to R-3-12 (SHO) (Multi-family residential, senior housing overlay). The purpose of the request is to accommodate a future Assisted Living Facility for seniors. The applicant has submitted a concept site plan that shows how the property could possibly be developed (Exhibit D). The applicant has also provided the following general description of the facility:

“As far as a detailed description we will be a traditional assisted living community with residents receiving treatment across a wide range of needs. We will be licensed as a Type 2 and Memory Care facility with the Board of Health. Some guests will be mobile and just receive meals and laundry services and some may be quite impaired and be receiving daily attention from RNA's and physical therapists. The needs of the community will determine the exact unit mix.”

“We will build approximately 50 units with a commercial grade kitchen. The staff will vary based on shifts and resident mix, but a typical ratio will be around 1 employee for every 3 residents”.

If the City Council approves the Future Land Use Map amendment and rezone, the applicant must also receive subdivision and site plan approval from the Planning Commission prior to the construction of any development. Those reviews will give the Planning Commission the opportunity to review more detailed site and building elevation plans.

III. FINDINGS OF FACT

Section 13-7C-6: Amendments to the Land Use Map

Prior to approving a General Plan Future Land Use Map amendment, the City Council shall make the following findings:

Finding A: *The proposed amendment conforms to and is consistent with the adopted goals, objectives, and policies set forth in the City General Plan.*

Discussion: In 2011, the City adopted the Senior Housing Overlay District (SHO). The purpose of the senior housing overlay district (SHO) is to “*establish locations for the development of appropriate living arrangements, both assisted and independent, for residents fifty five (55) years and older. The SHO district provides standards for development which recognizes and accommodates the varied housing and lifestyle needs and desires of seniors, including decreasing mobility, changing health and the alternative needs of the senior person. The SHO district promotes independence and a high quality of life to meet the physical and social needs of seniors by encouraging specialized design features, and convenient access to community and civic centers, support services, mass transit stations and stops, recreational facilities, and shopping centers.*”

The General Plan contains several goals and policies that support senior housing. Examples of these goals and policies include the following:

- The Housing Element of the General Plan: “*Future housing needs will require a wide range of housing options, including opportunities for families; attractive locations and lots for estate homes; housing for people with special needs such as active seniors, the elderly and disabled; as well as locations for those who may prefer to use alternative transportation modes.*”
- Housing Goal 1, Policy 2, Implementation Measure 4: “*Increase housing opportunities for active seniors and the elderly (Page 70).*”
- Housing Goal 3: “*Provide housing that serves different life cycle stages, including the active seniors, elderly, disabled, and others requiring specialized facilities or locations (Page 71).*”
- Housing Goal 3, Policy 2: “*The City shall consider the design, availability, and functional quality of residential developments to meet the needs of the active seniors, elderly, physically challenged, single individuals, couples, empty nesters, young professionals, and those dependent on public transportation. The location of such housing should be in close proximity to shopping, medical services, entertainment, and public transportation.*”

The General Plan supports the need for additional senior housing. Shopping is available at 7000 and 7800 South Redwood Road and is located on a UTA bus transit route.

Finding: The proposed amendment conforms to and is consistent with the adopted goals, objectives, and policies set forth in the City General Plan.

Finding B: *The development pattern contained on the land use plan inadequately provides the appropriate optional sites for the use and/or change proposed in the amendment.*

Discussion: Finding B supports the view that the land use map should only be revised if there are inadequate optional sites for the proposed use. The Senior Housing Overlay (SHO) district may be applied to several zoning districts including the PRD, R-2, R-3, R-M, and PC zoning districts. It may also be applied to the LSFR, MFR and HFR zones within the West Side Planning Area. Staff recognizes that there are optional sites for the proposed use; however, Finding B does not factor in all scenarios or other circumstances that overall may improve or benefit the City. This application is an example.

The City is currently studying land uses along Redwood Road as part of the Redwood Road Corridor Study. Although the Future Land Use Map was adopted in 2012, it was recognized at that time that the City would revisit the land uses along Redwood Road to determine if any changes are needed. This application provides an opportunity to evaluate the land use designation on this property now rather than at some point in the future.

The northern two parcels are designed as high density residential while the southern three parcels are shown as professional office as shown on the Future Land Use Map (Exhibit B). The schools to the west are designated as public facilities and although the property to the south is designated as High Density Residential it is zoned Professional Office and is occupied by a veterinary hospital. The nearest residence is east of Redwood Road. Because of its proximity, to the schools and Redwood Road, senior housing at this location makes sense. A senior housing development would have less overall impact to the area in terms of traffic than would office development and makes an acceptable transition between the schools and Redwood Road.

If this request were to accommodate ‘for rent’ residential housing, staff would not support amending the Future Land Use Map as the General Plan only encourages typical multi-family housing near large commercial facilities or transit stations.

As noted in Finding A, the General Plan clearly recognizes the need for additional senior housing throughout the City. As such, staff supports changing the Future

Land Use Map designation to Very High Density Residential but only if the property is zoned R-3-12 (SHO) as proposed.

Finding: Although the development pattern contained on the land use plan adequately provides optional sites for an assisted living facility for seniors, Very High Density Residential would be an acceptable land use at this location only if the property is rezoned for senior housing.

Finding C: *The proposed amendment will be compatible with other land uses, existing or planned, in the vicinity.*

Discussion: Changing the Future Land Use Map will not be a detriment to other established uses in the vicinity so long as the rezoning as proposed is approved. As stated previously, there is an elementary school and a middle school on the adjoining property to the west and a veterinary office to the south. It is Staff's view that senior housing will have less impact on adjacent uses than will Professional Office.

Finding: The proposed amendment will be compatible with other land uses, existing or planned, in the vicinity.

Finding D: *The proposed amendment constitutes an overall improvement to the adopted general land use map and is not solely for the good or benefit of a particular person or entity.*

Discussion: The applicant will directly benefit from approval of the proposed amendment; however, the amendment allows for a better use of property would otherwise be allowed under the current Professional Office land use designation. Senior housing will act as an appropriate buffer for future single-family residential development to the west.

Finding: The proposed amendment constitutes an overall improvement to the adopted general land use map and is not solely for the good or benefit of a particular person or entity.

Finding E: *The proposed amendment will not adversely impact the neighborhood and community as a whole by significantly altering acceptable land use patterns and requiring larger and more expensive public infrastructure improvements, including, but not limited to, roads, water, wastewater and public safety facilities, than would otherwise be needed without the proposed change.*

Discussion: The proposed amendment will not adversely impact the neighborhood provided that the Senior Housing District (SHO) zoning is adopted by the City Council. The Engineering Division has reviewed both the rezoning and Future Land Use Map amendment request and has indicated that the utility infrastructure is adequate to accommodate future senior housing (Exhibit I).

Finding: The proposed amendment will not adversely impact the neighborhood and community as a whole by significantly altering acceptable land use patterns and requiring larger and more expensive public infrastructure improvements, including, but not limited to, roads, water, wastewater and public safety facilities, than would otherwise be needed without the proposed change.

Finding F: *The proposed amendment is consistent with other adopted plans, codes and ordinances.*

Discussion: The amendment was reviewed for consistency against the City's General Plan and the zoning ordinance.

Finding: The Land Use Map amendment is consistent with the plans, codes and ordinances provided that the property is zoned Senior Housing Overlay District (SHO).

Section 13-7D-7(A): Amendments to the Zoning Map

Prior to approving a Zoning Map amendment, the City Council shall make the following findings:

Criteria 1: *The proposed amendment is consistent with the purposes, goals, objectives, and policies of the City's General Plan.*

Discussion: See Future Land Use Map amendment Finding A.

Finding: The proposed rezone is consistent with the purposes, goals, objectives and policies of the City's General Plan.

Criteria 2: *The proposed amendment will result in compatible land use relationships and does not adversely affect adjacent properties.*

Discussion: Staff does not anticipate that the proposed use will adversely affect adjacent properties or result in any incompatible land use relationships. Senior housing provides an appropriate buffer between the schools and Redwood Road and in Staff's view is a better use than high density residential or professional office development at this location. The applicant has indicated they would like to construct approximately 50 units on this property.

Finding: The proposed rezone will result in compatible land use relationships and does not adversely affect adjacent properties.

Criteria 3: *The proposed amendment furthers the public health, safety and general welfare of the citizens of the city.*

Discussion: The R-3-12 (SHO) zoning district has specific standards which will be met when the property is consolidated through a subdivision process and

developed. The R-3-12 (SHO) zoning is compatible with adjoining land uses and furthers the public health, safety and welfare of the city as a whole.

Finding: The proposed rezone furthers the public health, safety and general welfare of the citizens of the city.

Criteria 4: *The proposed amendment will not unduly impact the adequacy of public services and facilities intended to serve the subject zoning area and property than would otherwise be needed without the proposed change, such as, but not limited to, police and fire protection, water, sewer and roadways.*

Discussion: The Engineering Department has determined that the City will have the ability to service the property with water, sewer, streets and storm drainage. The Police and Fire Departments will review any proposed developments at the time of subdivision application to ensure full serviceability.

Finding: The proposed amendment will not unduly impact the adequacy of public services and facilities intended to serve the subject zoning area and property than would otherwise be needed without the proposed change, such as, but not limited to, police and fire protection, water, sewer and roadways.

Criteria 5: *The proposed amendment is consistent with the provisions of any applicable overlay zoning districts which may impose additional standards.*

Discussion: The property is located in the Redwood Road Overlay District which does not impose any additional standards on senior housing. The future development will be subject to the Senior Housing Overlay (SHO) requirements if the zoning is approved.

Finding: The proposed amendment is consistent with the provisions of any applicable overlay zoning districts which may impose additional standards.

IV. SUMMARY OR CONCLUSION:

The proposed Future Land Use Map amendment from High Density Residential and Professional Office to Very High Density Residential and rezone of approximately 4.04 acres of property to the R-3-12(SHO) zoning district is compatible with adjoining land uses.

V. STAFF RECOMMENDATIONS:

Future Land Use Map Amendment

Based on the findings set forth in this staff report, staff recommends that the City Council amend the Future Land Use map from High Density Residential and Professional Office to Very High Density Residential for approximately 4.04 acres of property generally located at 7448, 7466, 7482 and 7490 South Redwood Road subject to rezoning the property to R-3-12 (SHO).

Zoning Map Amendment

Based on the findings set forth in this staff report, staff recommends that the City Council rezone approximately 4.04 acres of property generally located at 7448, 7466, 7482 and 7490 South Redwood Road from R-1-8A (Single-family Residential, 8,000 square foot lot minimum) and Professional Office (PO) to a R-3-12(SHO) zoning district.

VI. MOTION RECOMMENDED:

Future Land Use Map Amendment

Based on the findings set forth in this staff report, and upon the evidence and explanations received today, I move that the City Council amend the Future Land Use map from High Density Residential and Professional Office to Very High Density Residential for approximately 4.04 acres of property generally located at 7448, 7466, 7482 and 7490 South Redwood Road.

If the moving Councilmember disagrees with the staff's findings and conclusions and finds substantial evidence supporting a different result, the following motion may be given:

Based on my reading of the staff report and/or the new evidence and further explanations and discussions received in this meeting today, I move that the City Council deny the proposed amendment to the Future Land Use map from High Density Residential and Professional Office to Very High Density Residential for approximately 4.04 acres of property generally located at 7448, 7466, 7482 and 7490 South Redwood Road. Specifically, I find that the following required criteria for a Future Land Use Map Amendment have not been met:

Future Land Use Map Amendment Findings:

- A. The proposed amendment conforms to and is consistent with the adopted goals, objectives, and policies set forth in the City General Plan.
- B. The development pattern contained on the land use plan inadequately provides the appropriate optional sites for the use and/or change proposed in the amendment.
- C. The proposed amendment will be compatible with other land uses, existing or planned, in the vicinity.
- D. The proposed amendment constitutes an overall improvement to the adopted general land use map and is not solely for the good or benefit of a particular person or entity.
- E. The proposed amendment will not adversely impact the neighborhood and community as a whole by significantly altering acceptable land use patterns and requiring larger and more expensive public infrastructure improvements, including, but not limited to, roads, water, wastewater and public safety facilities, than would otherwise be needed without the proposed change.
- F. The proposed amendment is consistent with other adopted plans, codes and ordinances.

Which criteria has been met or not met? Why?

Note: All applicable criteria must be met to support a positive action by the City Council.

Zoning Map Amendment

Based on the findings set forth in this staff report, and upon the evidence and explanations received today, I move that the City Council rezone approximately 4.04 acres of property generally located at 7448, 7466, 7482 and 7490 South Redwood Road from R-1-8A (Single-family Residential, 8,000 square foot lot minimum) and PO (Professional Office) to a R-3-12 (SHO) zoning district.

If the moving Councilmember disagrees with the staff's findings and conclusions and finds substantial evidence supporting a different result, the following motion may be given:

Based on my reading of the staff report and/or the new evidence and further explanations and discussions received in this meeting today, I move that the City Council deny the request to rezone 4.04 acres of property generally located at 7448, 7466, 7482 and 7490 South Redwood Road from R-1-8A (Single-family Residential, 8,000 square foot lot minimum) and PO (Professional Office) to a R-3-12 (SHO) zoning district. Specifically, I find that the following required criteria for a Zoning Map Amendment have not been met:

Zoning Map Amendment Findings:

1. The proposed amendment conforms to and is consistent with the adopted goals, objectives, and policies set forth in the City's General Plan.
2. The proposed amendment will result in compatible land use relationships and does not adversely affect adjacent properties.
3. The proposed amendment furthers the public health, safety and general welfare of the citizens of the city.
4. The proposed amendment will not unduly impact the adequacy of public services and facilities intended to serve the subject zoning area and property than would otherwise be needed without the proposed change, such as, but not limited to, police and fire protection, water, sewer and roadways.
5. The proposed amendment is consistent with the provisions of any applicable overlay zoning districts which may impose additional standards.

Which criteria has been met or not met? Why?

Note: All applicable criteria must be met to support a positive action by the City Council.

VII. ATTACHMENTS:

- Exhibit A – Zoning and Vicinity Map
- Exhibit B – Future Land Use Map
- Exhibit C – Aerial map
- Exhibit D – Conceptual Site Plan
- Exhibit E – General Plan Amendment Application
- Exhibit F – Zone Change Application
- Exhibit G – General Plan Narrative
- Exhibit H – Zone Change Narrative
- Exhibit I – Engineering Department Memorandum
- Exhibit J – Planning Commission Minutes
- Exhibit K – Ordinance

PROOF OF PUBLICATION

CUSTOMER'S COPY

CITY OF WEST JORDAN, MELANIE BRIGGS ATTN: MELANIE BRIGGS 8000 S. REDWOOD RD. WEST JORDAN, UT 84088	9001403739	2/17/2015
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CITY OF WEST JORDAN,	
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Start 02/17/2015	End 02/17/2015
City Council PH 3/11	
CITY OF WEST JORDAN PUBLIC HEARING NOTICE A Public Hearing w	
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CITY OF WEST JORDAN
PUBLIC HEARING NOTICE

A Public Hearing will be held before the City of West Jordan City Council on Wednesday, March 11, 2015, at the hour of 6:00 p.m., in the City Council Chambers at 8000 South Redwood Road, Third Floor, West Jordan, Utah, to receive public comment prior to considering a General Plan Land Use Map Amendment for applying a General Plan Land Use Map Amendment for approximately 4.04 acres from Professional Office and High Density Residential to Very High Density Residential and Rezone from R-1-8A (Single-family Residential 8,000 square foot lots) and P-O (Professional Office) to R-3-12 (SHO) (Multi-family Residential 12 units per acre maximum density, Senior Housing Overlay) for Cabco Horizon Assisted Living located at approximately 7448-7490 South Redwood Road; First Construction, applicant. You are invited to attend the Public Hearing and take part in the discussions and voice any support or concerns you may have. The Council reserves the right to consider other zoning classifications based on information presented at the Public Hearing. If you have any questions, please contact the Planning and Zoning Department at 801-569-5060.

Published this 17th day of February 2015
Carol Herman
Deputy City Clerk
1012041

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AFFIDAVIT OF PUBLICATION

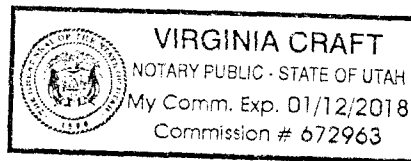
AS NEWSPAPER AGENCY COMPANY, LLC dba MEDIAONE OF UTAH LEGAL BOOKER, I CERTIFY THAT THE ATTACHED ADVERTISEMENT OF CITY OF WEST JORDAN PUBLIC HEARING NOTICE A Public Hearing will be held before the City of West Jordan City Council on Wednesday, March 11, 2015, at the hour FOR CITY OF WEST JORDAN, WAS PUBLISHED BY THE NEWSPAPER AGENCY COMPANY, LLC dba MEDIAONE OF UTAH, AGENT FOR THE SALT LAKE TRIBUNE AND DESERET NEWS, DAILY NEWSPAPERS PRINTED IN THE ENGLISH LANGUAGE WITH GENERAL CIRCULATION IN UTAH, AND PUBLISHED IN SALT LAKE CITY, SALT LAKE COUNTY IN THE STATE OF UTAH. NOTICE IS ALSO POSTED ON UTAHLEGALS.COM ON THE SAME DAY AS THE FIRST NEWSPAPER PUBLICATION DATE AND REMAINS ON UTAHLEGALS.COM INDEFINATELY. COMPLIES WITH UTAH DIGITAL SIGNATURE ACT UTAH CODE 46-2-101; 46-3-104.

PUBLISHED ON Start 02/17/2015 End 02/17/2015

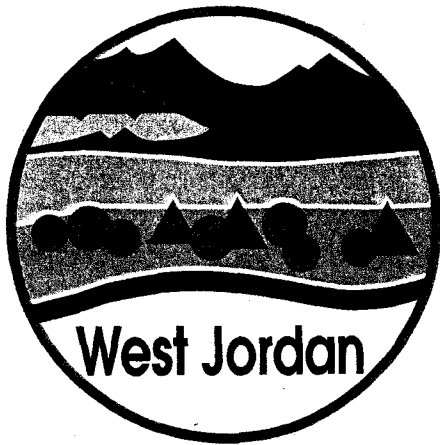
SIGNATURE

DATE 2/17/2015

THIS IS NOT A STATEMENT BUT A "PROOF OF PUBLICATION"
PLEASE PAY FROM BILLING STATEMENT



Virginia Craft
NOTARY SIGNATURE



City of West Jordan
8000 South Redwood Road
West Jordan, Utah 84088
(801) 569-5100
Fax (801) 565-8978

February 12, 2015

Steele Jensen
Furst Construction
708 West North Temple
Salt Lake City, UT 84116

Dear Mr. Jensen,

A Public Hearing will be held before the City of West Jordan City Council on Wednesday, March 11, 2015, at the hour of 6:00 p.m., in the City Council Chambers at 8000 South Redwood Road, Third Floor, West Jordan, Utah, to receive public comment prior to considering a General Plan Land Use Map Amendment for approximately 4.04 acres from Professional Office and High Density Residential to Very High Density Residential and Rezone from R-1-8A (Single-family Residential 8,000 square foot lots) and P-O (Professional Office) to R-3-12 (SHO) (Multi-family Residential 12 units per acre maximum density, Senior Housing Overlay) for Cabco Horizon Assisted Living located at approximately 7448-7490 South Redwood Road; Furst Construction, applicant. You are invited to attend the Public Hearing and take part in the discussions and voice any support or concerns you may have. The Council reserves the right to consider other zoning classifications based on information presented at the Public Hearing. If you have any questions, please contact the Planning and Zoning Department at 801-569-5060.

I have enclosed a copy of the **Notice of Public Hearing** that has been sent to property owners in the 300-foot radius of said property.

If you have any questions, please feel free to call me at 801-569-5116.

Sincerely,

Carol Herman
Deputy City Clerk

cc: Planning Department



300' ft
Mauling

City of West Jordan
8000 South Redwood Road
West Jordan, Utah 84088
(801) 569-5100
Fax (801) 565-8978

THE CITY OF WEST JORDAN, UTAH NOTICE OF PUBLIC HEARING

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Posted this 17th day of February 2015.



Carol Herman
Deputy City Clerk

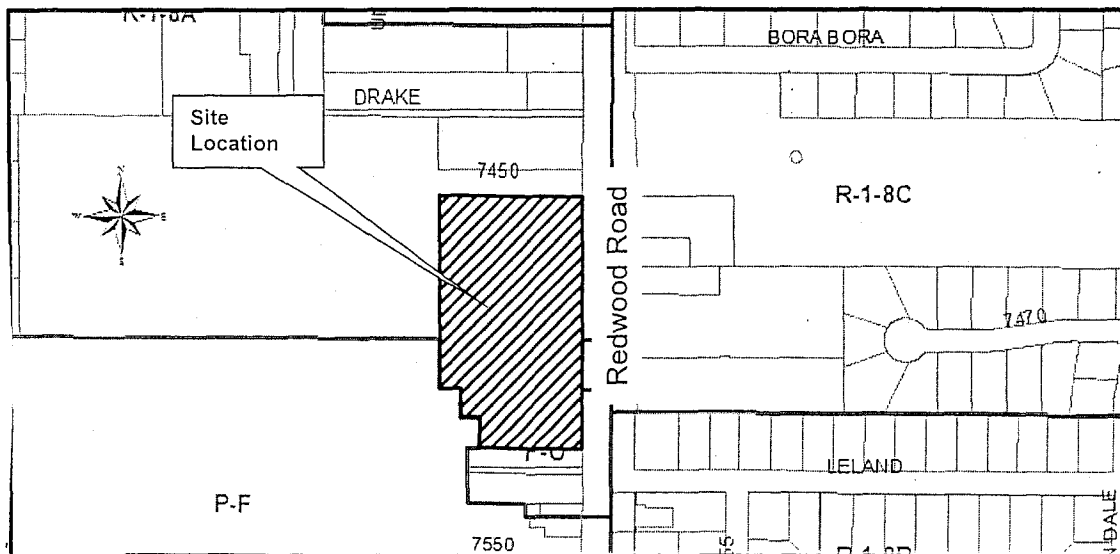


*Entity
mailings*

City of West Jordan
8000 South Redwood Road
West Jordan, Utah 84088
(801) 569-5100
Fax (801) 565-8978

THE CITY OF WEST JORDAN, UTAH NOTICE OF PUBLIC HEARING

A Public Hearing will be held before the City of West Jordan City Council on Wednesday, March 11, 2015, at the hour of 6:00 p.m., in the City Council Chambers at 8000 South Redwood Road, Third Floor, West Jordan, Utah, to receive public comment prior to considering a General Plan Land Use Map Amendment for approximately 4.04 acres from Professional Office and High Density Residential to Very High Density Residential and Rezone from R-1-8A (Single-family Residential 8,000 square foot lots) and P-O (Professional Office) to R-3-12 (SHO) (Multi-family Residential 12 units per acre maximum density, Senior Housing Overlay) for Cabco Horizon Assisted Living located at approximately 7448-7490 South Redwood Road; Furst Construction, applicant. You are invited to attend the Public Hearing and take part in the discussions and voice any support or concerns you may have. If you desire to speak on an item, the time will be limited to 3 minutes. Items may be moved on the agenda or tabled by the City Council. Copies of the agenda packet for this meeting will be available on the City's website www.wjordan.com approximately 4-days prior to the meeting.



The City of West Jordan, in compliance with the Americans With Disabilities Act, provides accommodations and auxiliary communicative aids and services for all those citizens in need of assistance. Persons requesting these accommodations for City-sponsored public meetings, services, programs, or events should call the City Recorder at 569-5115, giving at least three working days notice.

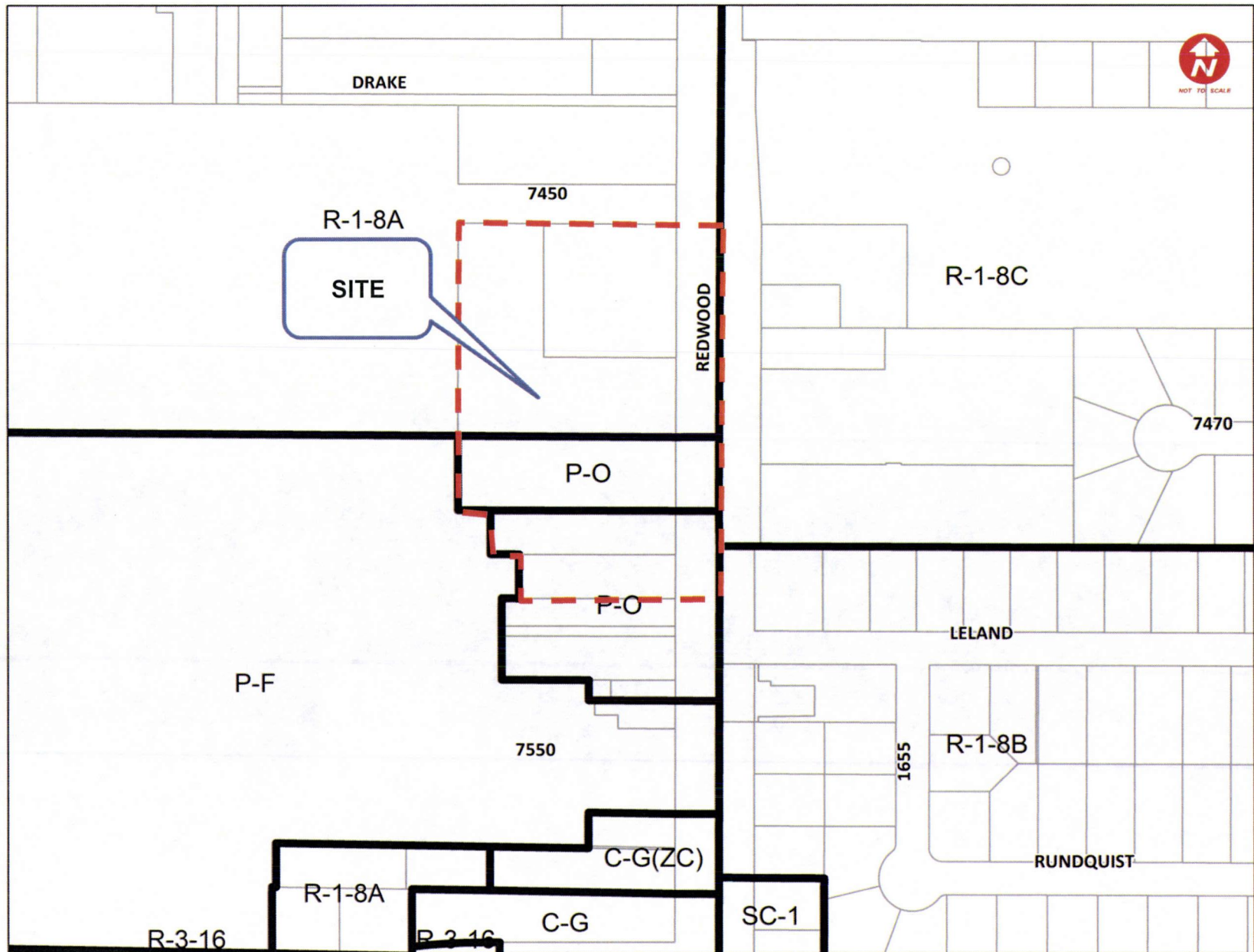


Exhibit A

Zoning and Vicinity Map

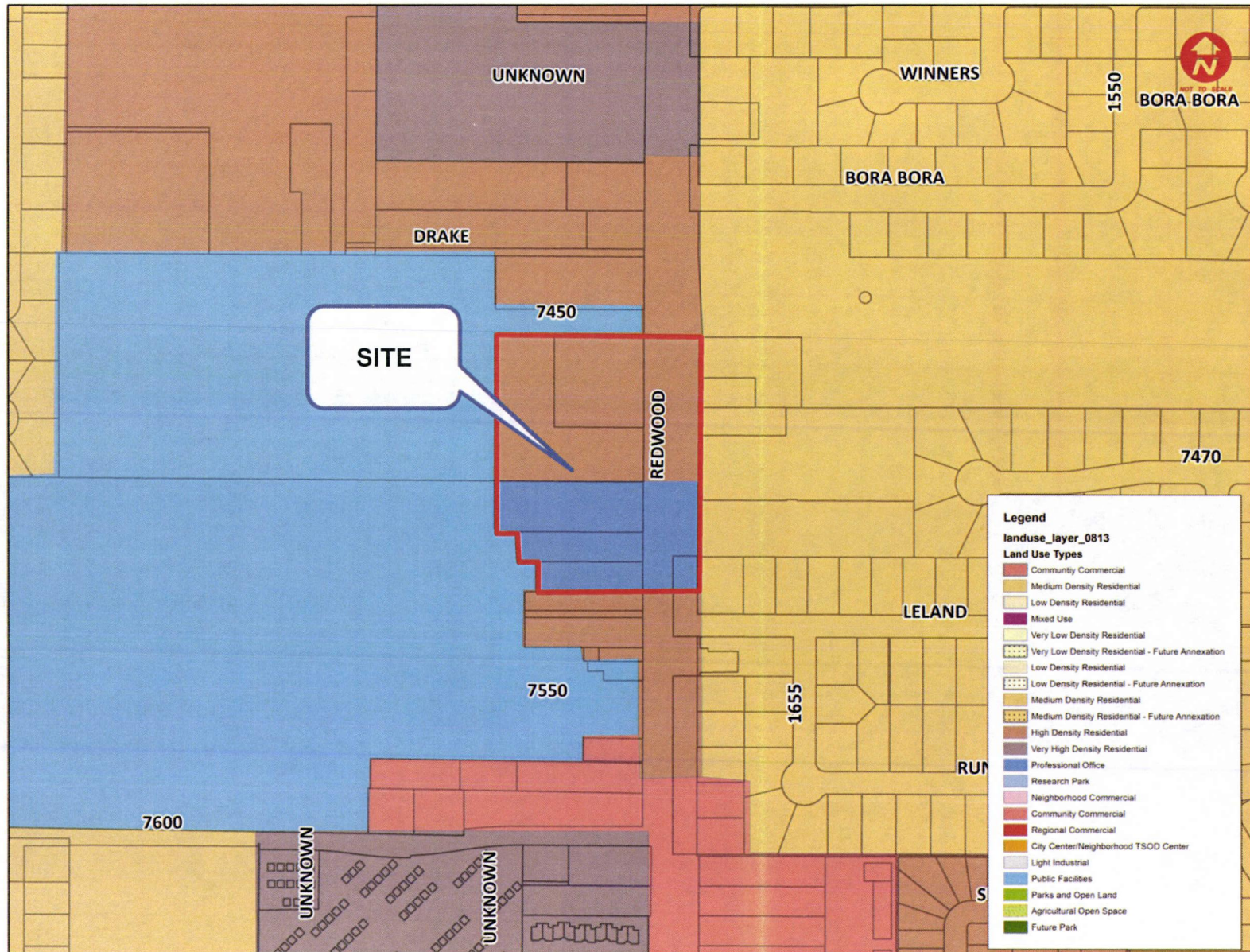


Exhibit B

Future Land Use Map

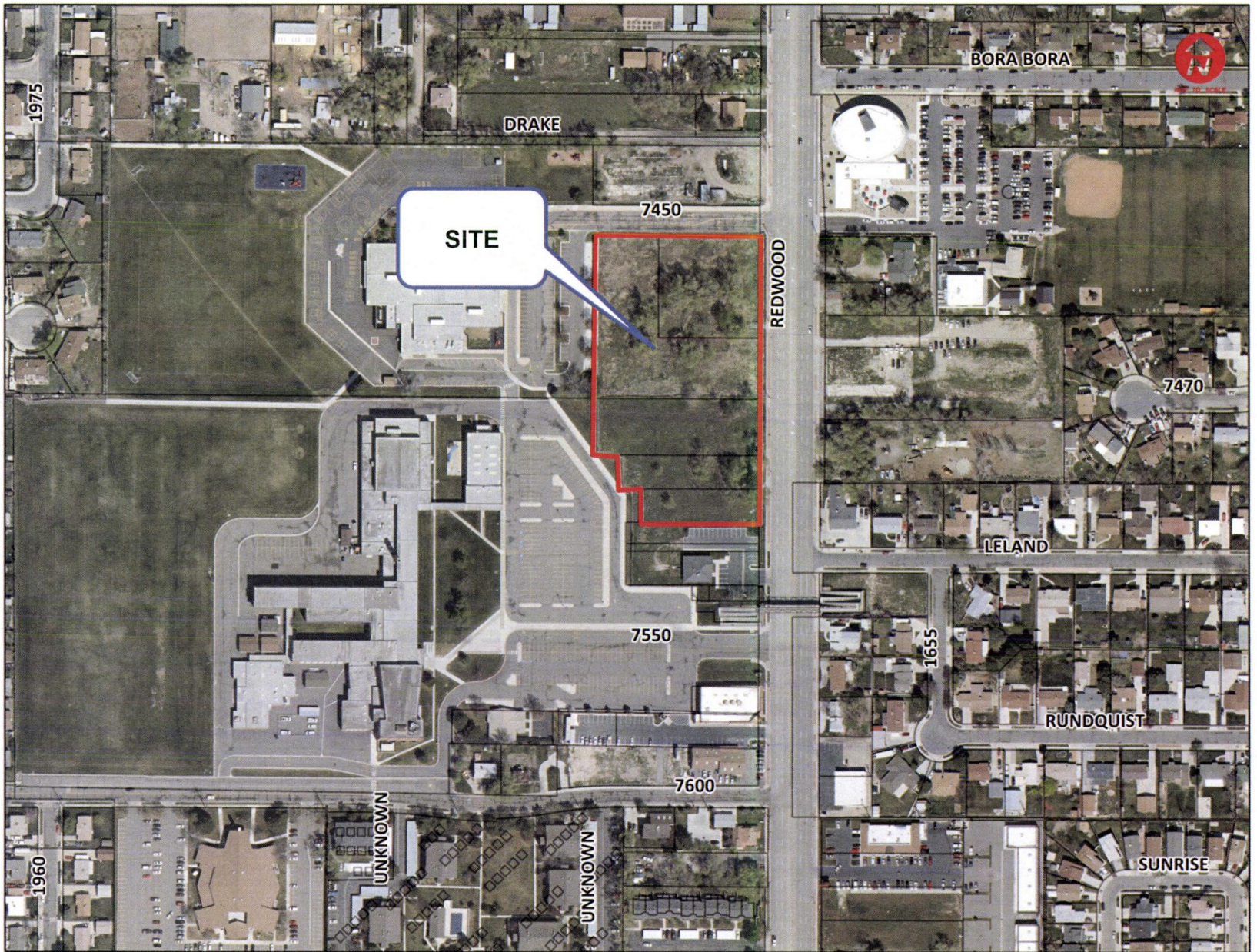


Exhibit C

Aerial Map

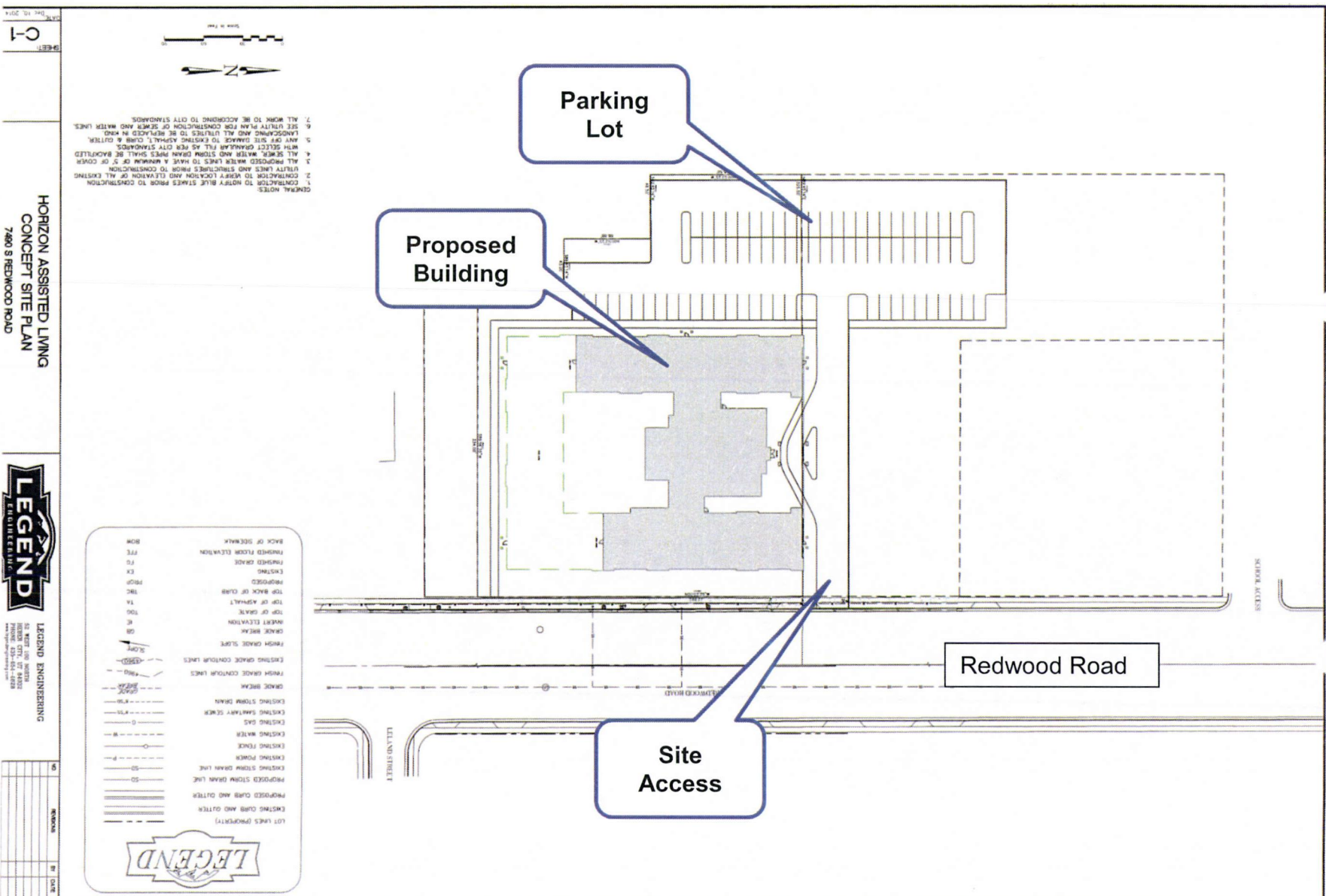


Exhibit D

Conceptual Site Plan



CITY OF WEST JORDAN
COMMUNITY DEVELOPMENT APPLICATION

8000 South Redwood Road
(801) 569-5180

Sidwell # 21-27-326-010, 007, 020 Acreage: 0.11, 0.12 Lots: 5 Zoning: R-1-8A AND ^{very} TO HIGH DENSITY Residential

Project Location: 7448, 7466, 7482 AND 7490 SOUTH REDWOOD RD, WEST JORDAN

Project Name: CABCO HORIZON ASSISTED LIVING CENTER

Type of Application: ☐ Subdivision ☐ Conditional Use Permit
☒ Site Plan ☒ General Land Use Amendment
☐ Rezone ☐ Agreement
☐ Condominium ☐ Other

Applicant: STEELE JENSEN Company: FURST CONSTRUCTION

Address: 708 W. NORTH TEMPLE

City: SALT LAKE CITY State: UTAH Zip: 84116

Telephone: Office: 801-972-3838 Cell: 801-245-9845

Email: STEELE@FURSTCONSTRUCTION.COM

Property Owner: CABCO HORIZON LLC

Address: 708 W NORTH TEMPLE

City: SALT LAKE CITY State: UTAH Zip: 84116

Telephone: Office: 801-875-4355 Cell: 801-244-5340

Email: ADAM@FURSTCONSTRUCTION.COM

Engineer: LONNY REED Company: LEGEND ENGINEERING

Address: 52 W 100 NORTH

City: HEBER CITY State: UTAH Zip: 84032

Telephone: Office: 435-654-4828 Cell: _____

Email: LONNY@LEGENDENGINEERING.COM

Architect: GREG STEFFENSEN Company: GREG STEFFENSEN ARCHITECTS

Address: 10287 ASHLEY HILLS CIRCLE

City: SANDY State: UTAH Zip: 84092

Telephone: Office: 801-706-7186 Cell: _____

Email: GREG@STEFF-ARCH.COM

SIGNATURE: _____

DATE: 12-15-2014

Project #:	<u>6PA20140010</u>	Date:	<u>12/17/14</u>
Received By:	<u>ODA</u>	PLANNING	<u>LA</u>
		ENGINEERING	<u>TJ</u>

Revised 9/1/14

Application

Exhibit E



CITY OF WEST JORDAN
COMMUNITY DEVELOPMENT APPLICATION

8000 South Redwood Road
(801) 569-5180

21-27-326-010, 011, 012 Sidwell # 020, 004 Acreage: 4.04 Lots: _____ Zoning: R-3-12 (SHO) 21-8A Map PO to

Project Location: 7448 - 7490 SOUTH REDWOOD ROAD, WEST JORDAN, UTAH

Project Name: CABCO HORIZON ASSISTED LIVING CENTER

Type of Application: ☐ Subdivision ☐ Conditional Use Permit
☐ Site Plan ☐ General Land Use Amendment
☒ Rezone ☐ Agreement
☐ Condominium ☐ Other _____

Applicant: STEELE JENSEN Company: FURST CONSTRUCTION

Address: 708 W. NORTH TEMPLE

City: SALT LAKE CITY State: UTAH Zip: 84116

Telephone: Office: 801-972-3838 Cell: 801-245-9845

Email: STEELE@FURSTCONSTRUCTION.COM

Property Owner: CABCO HORIZON LLC

Address: 708 W. NORTH TEMPLE

City: SALT LAKE CITY State: UTAH Zip: 84116

Telephone: Office: 801-875-4355 Cell: _____

Email: NA

Engineer: LONNY REED Company: LEGEND ENGINEERING

Address: 52 WEST 100 NORTH

City: HEBER CITY State: UTAH Zip: 84032

Telephone: Office: 435-654-4828 Cell: _____

Email: LONNY@LEGENDENGINEERING.COM

Architect: GREG STEFFENSEN Company: GREG STEFFENSEN ARCHITECTS

Address: 10287 ASHLEY HILLS CIRCLE

City: SANDY State: UTAH Zip: 84092

Telephone: Office: 801-70607186 Cell: _____

Email: GREG@STEFF-ARCH.COM

SIGNATURE: _____

DATE: 09-30-2014

Project #: ZC20140010 Date: 12/17/14

Received By: ODA JR PLANNING LG ENGINEERING TJ

Revised 9/1/14

Application

Exhibit F

Municipal code is set forth to regulate and help enforce the local laws and ordinances in a city. As we know, West Jordan has established Municipal codes based upon certain goals and needs of the city. These goals specifically include; Maintaining stability and consistency in land use decision-making, consistently updating the future land use map and zoning map, AND promoting land use policies and standards that are economically feasible and orderly. While we agree with the goals and needs stated in the Municipal Code, we believe that all of these goals will be met more fully with an amendment to the current map. The benefits of the amendment we are proposing will be self-evident, they will provide a well designed, well developed and well kept project.

Impacts on the surrounding area will be minimal. Since the subject property sits on Redwood Road, utilities are abundant and impacts on the sewer and garbage will also be minimal. Most garbage needs will be hired out to a professional removal service. Due to the size, phasing and nature of the project we believe that the streets, intersections and traffic will see very little negative impact.

We fully intend to design and use the property in the most responsible way possible relative to the community. After reading the city's general plan, we believe this to mean that the property should be responsibly designed, built and cared for in an attempt to ADD to the community's sense of pride and love for the community. The general plan amendment proposed is a shift in the way that people see their city, it's a shift in the way one feels as they drive the prominent corridor, but mostly it's the start of a movement to develop responsibly along Redwood. As more people have the opportunity to develop this beautiful city, are we pushing for more strip malls and auto-service centers or would we prefer to see beautiful estate-like businesses and properties that add to the character of the city and its people.

The proposed zone change from R-1-8A to R-3-12 and the proposed change from PO to R-3-12, we believe, are both beneficial changes in this particular scenario. By allowing these changes the city is meeting and exceeding the standards and goals they have previously set in the General Plan. In the Comprehensive General Plan, the City of West Jordan has clearly stated that the purpose for the plan is to "establish and define the desired character and appropriate location of all future land uses within the city". The city also states that one of the goals is to "Establish community pride through creation of attractive, well designed and maintained neighborhoods." This goal is achieved by carefully assessing each proposal and creating a custom solution. *For this purpose request that the zone change be approved as this project will only add to the design and aesthetic to Redwood Road.*

Redwood Road is considered a prominent corridor between adjoining cities and is branded by the businesses and buildings that line it. We believe the approval and completion of this project is among the most ideal scenarios for the vacant land. We understand the magnitude of the opportunity to develop and beautify a piece of West Jordan and know that the city will be better off with a facility of this type. The community deserves to see a well-kept property designed with their enjoyment and sense of space in mind.

With such close proximity to two local schools, Majestic Elementary School and West Jordan Junior High, we know that it is very important for the community to feel comfortable with what gets developed here. Our proposal to rezone the subject parcels comes with the intent to build an upscale assisted living center with beautiful courtyard spaces and beautiful landscaping that would actually create a safer environment for the children of these schools. Additionally, the traffic in and out of the parking lot and adjacent roads would be kept to a minimum throughout the day, due to the nature of our clients and fulltime staff. As far as any adverse impacts on the adjacent neighbors, we do not foresee any problems. As the land sits now, it is a vacant and barren field with just a few unkempt trees. When the proposed project is finished it will boast a beautiful building with beautiful landscaping and revitalize the land and its immediate surroundings.

Though there will be impacts on city services such as water, sewer, storm drain and city services, we do not believe these impacts will be any more significant than those of other developments that could possibly arise.



January 27, 2015

Ray McCandless
Senior Planner
City of West Jordan
8000 South Redwood Rd.
West Jordan, Utah 84088

Re: Cabco Assisted Living Facility

Dear Ray:

The proposed assisted living facility at 7490 South Redwood Road will obtain water and sewer service from existing 12-inch main lines that currently exist within Redwood Road. There are two existing 4-inch sewer laterals stubbed to the lot line. If the capacity is found to be adequate for the proposed demand, the sewer lateral can be used in place. If it is not found to have capacity, a new 6-inch lateral will be installed. Water will connect with new taps to the existing main that exists on the west side of Redwood Road within the park strip.

Sincerely,

A handwritten signature in black ink, appearing to read "Lonny Reed", written over a horizontal line.

Lonny Reed, P.E.

Zone Change Narrative

Exhibit H

Ray McCandless

From: Tim Heyrend
Sent: Tuesday, January 20, 2015 1:52 PM
To: Nate Nelsen
Cc: Roger Payne; David Murphy; Todd Johnson; Ray McCandless; LuAnn Allie
Subject: Cabco Assisted Living Center Utility study

Nate,
I reviewed the proposal to change the zoning at Redwood Rd and 7400 South from High Density to Very High Density at the proposed Cabco Assisted Living Center. With a total of 50 units, both the water and sewer pipes have adequate capacity for this density.

Tim Heyrend, P.E.
Utilities Engineer
City of West Jordan
8000 South Redwood Rd.
West Jordan, UT 84088
801-569-5086

Planning Commission Minutes

February 3, 2015

Planning Commission Minutes

Exhibit J

MINUTES OF THE REGULAR MEETING OF THE WEST JORDAN PLANNING AND ZONING COMMISSION HELD FEBRUARY 3, 2015 IN THE WEST JORDAN COUNCIL CHAMBERS

PRESENT: Dan Lawes, Matt Quinney, Sophie Rice, David Pack, Zach Jacob, Bill Heiner, and Joshua Suchoski

STAFF: Tom Burdett, Greg Mikolash, Ray McCandless, Nathan Nelson, Robert Thorup, and Julie Davis

OTHERS: Adam Maher

The briefing meeting was called to order by Dan Lawes. The agenda was reviewed. Planning commission appointment to the Design Review Committee was discussed and David Pack volunteered for the coming year. Tom Burdett presented an update on recent city council actions and the progress of the City Center.

The regular meeting was called to order at 6:00 p.m.

1. Consent Calendar
Approve Minutes from January 20, 2015

MOTION: Zach Jacob moved to approve the minutes from January 20, 2015. The motion was seconded by David Pack and passed 7-0 in favor.

2. Cabco Horizon Assisted Living Center; 7448 - 7490 South Redwood Road; Future Land Use Map Amendment for 4.04 acres from Professional Office and High Density Residential designation to Very High Density Residential designation and Rezone from R-1-8A (Single-family Residential 8,000 square foot lots) and P-O (Professional Office) to R-3-12 (SHO) (Multi-family Residential 12 units per acre maximum density, Senior Housing Overlay); Furst Construction (applicant) [#GPA20140010, ZC20140010; parcels 21-27-326-009, 010, 011, 012, 020]

Ray McCandless gave an overview of the application for a rezoning and land use map amendment to accommodate an assisted living facility. A conceptual site plan was submitted to show how the property might develop.

Future Land Use Map Amendment

Based on the findings set forth in the staff report, staff recommended that the Planning Commission forward a positive recommendation to the City Council to amend the Future Land Use map from High Density Residential and Professional Office to Very High Density Residential for approximately 4.04 acres of property generally located at 7448, 7466, 7482 and 7490 South Redwood Road subject to rezoning the property to R-3-12 (SHO).

Zoning Map Amendment

Based on the findings set forth in the staff report, staff recommended that the Planning Commission forward a positive recommendation to the City Council to rezone approximately 4.04 acres of property generally located at 7448, 7466, 7482 and 7490 South Redwood Road from R-1-8A and P-O to an R-3-12(SHO) zoning district.

Joshua Suchoski asked if the SHO zoning would encompass the entire property making the whole piece subject to those requirements.

Ray McCandless clarified the boundary of the rezoning as it related to the conceptual site plan and indicated that it would be for the entire property.

Adam Maher, applicant, Furst Construction, 708 West North Temple, said their site plan illustrated their idea to build a world class senior care facility that will offer a continuum of care from assisted living level 1 and 2, possibly getting into memory care and skilled nursing services. The footprint on the site plan would probably have 25 beds per level in a two-level building. If the facility went well and the community embraced the services then they would have room to the south to expand. At that time they could consider what type of beds they would focus on with the expansion and what the demand is. The 2.2 acres to the north could be reserved for more of a campus layout with some independent living units. As the operator and owner of the facility their interest would be to leverage the same staffing and facilities for kitchen, laundry, nursing, and staffing that they have already. They did a feasibility study that showed the need isn't there yet, but that could change quickly based on national trends.

Joshua Suchoski asked for their contingency plan for the northern property should the need not arise.

Adam Maher said they don't know right now, but they recognize the constraints of the Senior Housing Overlay that will be on the entire parcel. The continuum of care offers enough latitude with different types of care and health related issues in which they could specialize.

Dan Lawes opened the public hearing.

Further public comment was closed at this point for this item.

Zach Jacob asked why they chose R-3-12 when the SHO could be applied to other less dense zoning districts.

Ray McCandless said assisted living is its own type of use and is not really considered multi-family. However, the R-3-12 (SHO) zone would allow for densities and setbacks that they need and staff thought that it was the best district for the use.

Zach Jacob asked for clarification on the comment in the staff report that senior housing made sense in this location because of its proximity to schools.

Ray McCandless explained that a professional office use with the current zoning may generate more congestion at peak school traffic times than would an assisted living facility due to the nature of the business. Staff felt it would have less overall impact than a professional office use.

David Pack felt it would be a good fit for the surrounding area, it would provide jobs, and as the demographic becomes older it would be a nice thing for West Jordan. Development of the property would remove an eyesore and complete the area.

Bill Heiner agreed. He liked the idea of the ability to expand the facility when it is needed in the future.

There was a brief review of the existing businesses and land use and zoning designations on adjacent and nearby properties. Staff did not feel that this use would have negative impacts to the schools or other uses in the area.

MOTION: Joshua Suchoski moved based on the findings set forth in the staff report and upon evidence and explanations received today to forward a positive recommendation to the City Council for Cabco Horizon Land Use Amendment; 7448, 7466, 7482, and 7490 South Redwood Road; Furst Construction (applicant) to amend the Future Land Use Map for approximately 4.04 acres from High Density Residential and Professional Office to Very High Density Residential. The motion was seconded by Sophie Rice and passed 6-1 in favor with Zach Jacob casting the negative vote.

MOTION: Joshua Suchoski moved based on the findings set forth in the staff report and upon the evidence and explanations received today to forward a positive recommendation to the City Council for Cabco Horizon Rezone; 7448, 7466, 7482, and 7490 South Redwood Road; Furst Construction (applicant) to rezone approximately 4.04 acres from R-1-8A and P-O to R-3-12 (SHO) zoning district. The motion was seconded by Sophie Rice and passed 6-1 in favor with Zach Jacob casting the negative vote.

David Pack agreed to fill the planning commission assignment for the Design Review Committee for 2015.

MOTION: David Pack moved to adjourn.

The meeting adjourned at 6:25 p.m.

DAN LAWES
Chair

ATTEST:

JULIE DAVIS
Executive Assistant
Development Department

Approved this _____ day of _____, 2015

Ordinance

Exhibit K

THE CITY OF WEST JORDAN, UTAH

A Municipal Corporation

ORDINANCE NO. 15-07

AN ORDINANCE AMENDING THE GENERAL PLAN FUTURE LAND USE MAP FROM HIGH DENSITY RESIDENTIAL AND PROFESSIONAL OFFICE TO VERY HIGH DENSITY RESIDENTIAL LAND USE DESIGNATION AND REZONE FROM PO (PROFESSIONAL OFFICE) AND R-1-8A (SINGLE-FAMILY RESIDENTIAL 8,000 SQUARE FOOT MINIMUM LOT SIZE HOUSE SIZE A) TO A R-3-12 (SHO) (MULTI-FAMILY RESIDENTIAL, SENIOR HOUSING OVERLAY) ZONE FOR 4.04 ACRES OF PROPERTY LOCATED AT 7448, 7466, 7482 AND 7490 SOUTH REDWOOD ROAD.

WHEREAS, an application was made by Steele Jensen, Furst Construction to amend the General Plan Future Land Use Map from a High Density Residential and Professional Office designation to Very High Density Residential and rezone from P-O and R-1-8A to R-3-12 (SHO) approximately 4.04 acres of property located at 7448, 7466, 7482 and 7490 South Redwood Road.

WHEREAS, on February 3, 2015, the Future Land Use Map amendment was considered by the Planning Commission, which has made a positive recommendation to the City Council concerning the General Plan Future Land Use Map from High Density Residential and Professional Office to Very High Density Residential and on February 3, 2015 the rezone request was considered by the Planning Commission, which has made a positive recommendation to the City Council concerning the rezone request to R-3-12 (SHO) from P-O and R-1-8A zone for 4.04 acres of property located at 7448, 7466, 7482 and 7490 South Redwood Road; and,

WHEREAS, a public hearing, pursuant to public notice, was held before the City Council on March 11, 2015; and,

WHEREAS, the City Council of the City of West Jordan finds, that:

1. the proposed amendments to the zoning map are consistent with the purposes, goals, objectives, and policies of the City's General Plan; and,
2. the proposed amendments to the zoning map are harmonious with the overall character of existing development in the immediate vicinity of the subject property; and,
3. the proposed amendments to the zoning map will not adversely affect adjacent properties; and,
4. the proposed amendments to the zoning map are consistent with the provisions of any applicable overlay zoning districts which may impose additional standards; and,
5. public facilities and services intended to serve the subject property, including but not limited to roadways, parks and recreational facilities, police and fire protection, schools, storm water drainage systems, water supplies, and wastewater and refuse collection, are now, or will be made by the Developer, adequate.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF WEST JORDAN, UTAH:

Section 1. The Future Land Use Map of the City of West Jordan, Utah, is hereby amended by changing the future land use designation from High Density Residential and Professional Office to Very High Density

Residential located approximately at 7448, 7466, 7482 and 7490 South Redwood Road, more appropriately described below:

Beginning at a point on the Westerly Right-of-Way of Redwood Road, said point being South 0°03'25" East 175.07 feet along the Quarter Section line and South 89°56'35" West 53.00 feet from the Center of Section 27, Township 2 South, Range 1 West, Salt Lake Base and Meridian; thence North 89°51'35" West 326.50 feet; thence South 0°03'25" East 436.55 feet; thence North 89°56'35" East 49.28 feet; thence South 0°14'46" East 66.92 feet; thence North 89°45'14" East 42.78 feet; thence South 0°14'46" East 65.23 feet; thence North 89°56'35" East 234.00 feet; thence North 0°03'25" West 567.43 feet to the Point of Beginning.

Contains 4.043 Acres, or 176,127 square feet, more or less.

Section 2. The Zoning Map of the City of West Jordan, Utah, is hereby amended by changing the zoning from PO (Professional Office) and R-1-8A (Single-family Residential 8,000 square foot minimum lot size house size A) to R-3-12 (SHO) (Multi-family Residential, Senior Housing Overlay) zone located approximately at 77448, 7466, 7482 and 7490 South Redwood Road, more appropriately described below:

Beginning at a point on the Westerly Right-of-Way of Redwood Road, said point being South 0°03'25" East 175.07 feet along the Quarter Section line and South 89°56'35" West 53.00 feet from the Center of Section 27, Township 2 South, Range 1 West, Salt Lake Base and Meridian; thence North 89°51'35" West 326.50 feet; thence South 0°03'25" East 436.55 feet; thence North 89°56'35" East 49.28 feet; thence South 0°14'46" East 66.92 feet; thence North 89°45'14" East 42.78 feet; thence South 0°14'46" East 65.23 feet; thence North 89°56'35" East 234.00 feet; thence North 0°03'25" West 567.43 feet to the Point of Beginning.

Contains 4.043 Acres, or 176,127 square feet, more or less.

The described property shall hereafter be subjected to the R-3-12(SHO) land-use restrictions and limitations as are stipulated for this zone.

Section 3. This Ordinance shall become effective upon publication or upon the expiration of twenty days following passage, whichever is earlier.

Passed by the City Council of West Jordan, Utah, this 11th day of March 2015.

CITY OF WEST JORDAN

By: _____
Kim V. Rolfe
Mayor

ATTEST: _____

MELANIE S. BRIGGS, MMC
City Clerk

Voting by the City Council

"AYE"

"NAY"

Councilmember Jeff Haaga

Councilmember Stoker

Councilmember Nichols

Councilmember Hansen

Councilmember Southworth

Councilmember McConnehey

Mayor Kim V. Rolfe

CITY CLERK/RECORDER'S CERTIFICATE OF PUBLICATION

I, Melanie S. Briggs, certify that I am the City Clerk/Recorder of the City of West Jordan, Utah, and that the foregoing ordinance was published in the Legal Section, of the Salt Lake Tribune, on the _____ day of _____, 2015, pursuant to Utah Code Annotated, 10-3-711.

MELANIE S. BRIGGS, MMC
City Clerk/Recorder

[SEAL]
